

ATTACHMENT J.1.2 TERMS AND CONDITIONS

The following Terms and Conditions are applicable to Predevelopment and Project Grants offered under the PDG. Offerors shall thoroughly familiarize themselves with the terms and conditions described below. The Office of the Deputy Mayor for Planning and Economic Development may modify these terms and conditions in order to comply with changes in District law or policy related to the implementation of the NIF program. The selected Contractor may also propose modifications, so long as they do not conflict with District law.

Name Of Program	Neighborhood Investment Fund
Name Of Fund	Predevelopment and Project Grant (PDPG) Fund
Purpose	Expand and support Lender predevelopment grant making to determine feasibility of affordable housing, mixed use, and community-based facility projects in 12 target neighborhoods of the Neighborhood Investment Fund.

***GRANTS FUNDS
AVAILABLE*** \$2,000,000

***ELIGIBLE USES OF
FUNDS*** 3rd party professional services for determining project feasibility or pursuing a property acquisition. Includes, but is not limited to: development analysis, due diligence services, accounting fees, environmental assessment, finance consultants, market studies, soil testing, tax credit consultants, legal fees, surveys.

INELIGIBLE COSTS Federal and District Taxes, all costs to satisfy liens and related penalties, government impositions, management fees, property acquisition or lease, organization overhead, food, equipment, capacity building.

ELIGIBLE BORROWERS

Eligible Borrower Types Non-profit housing developer;

Non-profit housing developer joint venture, partnership, limited liability companies with the non-profit having at least 51% management control

ELIGIBLE PROJECTS

Eligible Projects

1. Rental or homeownership projects (min. 10 units). A special emphasis is placed on tenant purchase projects
2. Community based facility projects defined as projects that will provide a public service or benefit to a diverse constituency.
3. Mixed use projects with a min. of 3 housing units

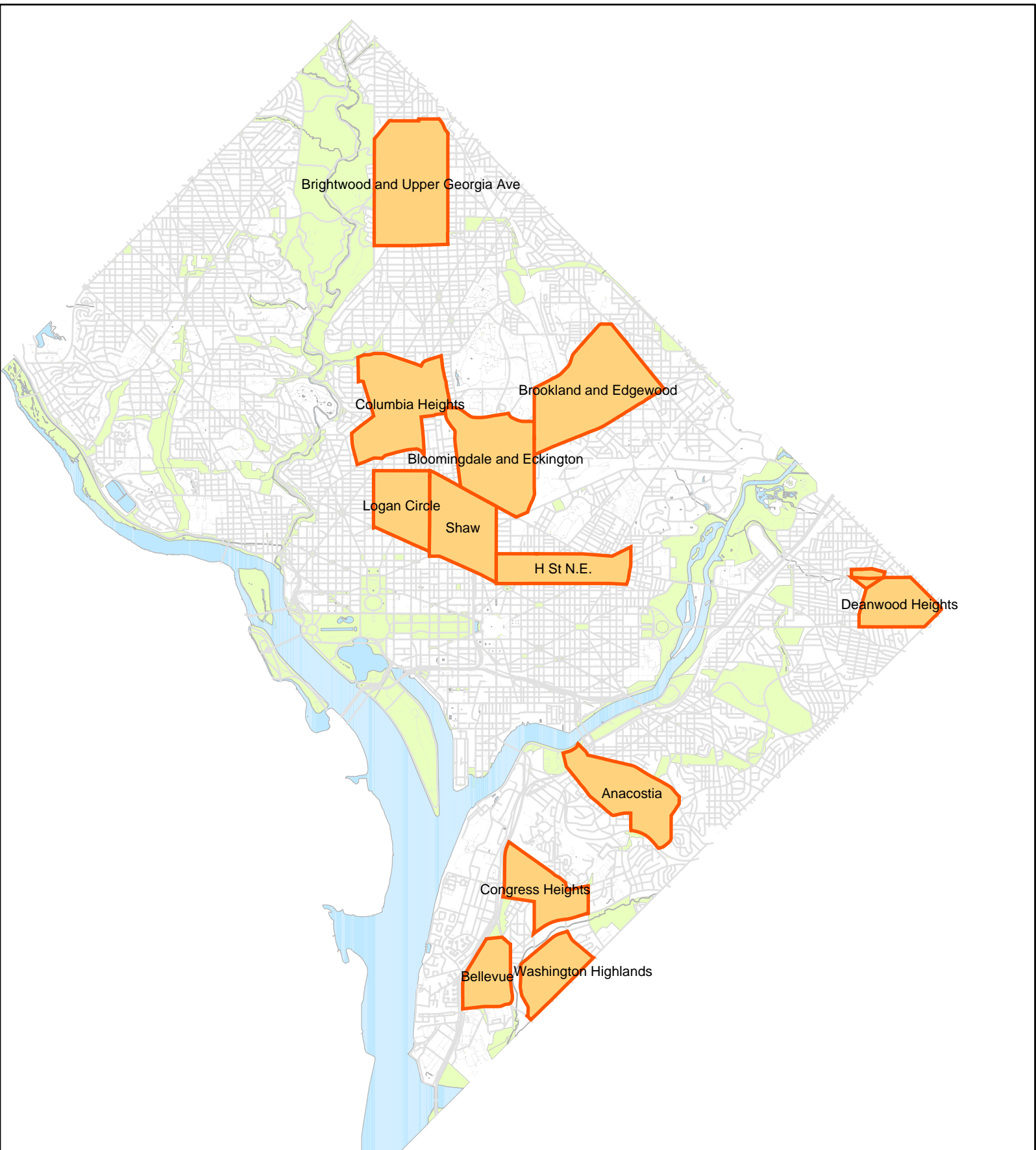
Special Requirements

All projects must be physically located within the boundaries of one of the 12 NIF target areas. See attachment J.10 for target area map and attachment J.11 for the target area boundaries

Minimum affordability for projects is 33% of the total units affordable to households earning 80% or less of the Area Median Income (AMI). Of that 33%, 50% shall be affordable to households earning 50% or less of the AMI.
Decimals shall be rounded to the next whole number

Affordability term for rental: 20 years


Affordability term for homeownership: 10 years



Government of the District of Columbia
Adrian M. Fenty, Mayor

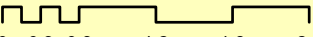
Office of the Deputy Mayor for Planning
and Economic Development
January 2007

District of Columbia Neighborhood Investment Fund

 NIF Target Areas



*This map was created for planning
purposes from a variety of sources.
It is neither a survey nor a legal
document.*

 Miles
0 0.3 0.6 1.2 1.8 2.4

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Neighborhood Investment Fund Target Area Boundaries

Target Area #1 - Shaw. The Shaw target area is defined as starting at the corner of 9th Street and Florida Avenue, N.W., east along Florida Avenue, N.W., to North Capitol Street, south along North Capitol Street to Massachusetts Avenue, west along Massachusetts Avenue, N.W., to 9th Street, N.W., and north along 9th Street, N.W., to Florida Avenue, N.W.

Target Area #2 – Logan Circle. The Logan Circle target area is defined as starting at the corner of 9th Street, N.W., and Florida Avenue, N.W., south on 9th Street, N.W., to Massachusetts Avenue, N.W., west on Massachusetts Avenue, N.W., to 16th Street, N.W., north on 16th Street, N.W., to U Street, N.W., and east on U Street, N.W., to Florida Avenue, N.W.

Target Area #3 – Deanwood Heights. The Deanwood Heights target area is defined as starting at the corner of 50th Street, N.W., east along Hayes Street, N.E., south along 54th Place N.E., east along Nannie Helen Burroughs Avenue, N.E., southeast along Eastern Avenue, N.E., southwest along Southern Avenue, N.E., west along East Capitol Street, north along Division Avenue, N.E., west along Marvin Gaye Park, and north along 50th Street, N.E.

Target Area #4 – Washington Highlands. The Washington Highlands target area is defined as starting at the corner of Southern Avenue and South Capitol Street, S.E., north along South Capitol Street, north along Livingston Road, S.E., northeast along Valley Avenue, S.E., southeast along Wheeler Road, S.E., and southwest along Southern Avenue, S.E.

Target Area #5 – Columbia Heights. The Columbia Heights target area is defined as starting at the corner of Spring Road and Sherman Avenue, N.W., northeast along Rock Creek Church Road, N.W., to Warder Street, N.W., south along Warder Street, N.W., to 4th Street, N.W., southwest along 4th Street, N.W., to Gresham Place, N.W., west along Gresham Place, N.W., to Sherman Avenue, N.W., south along Sherman Avenue to Florida Avenue, N.W., west along Florida Avenue to W Street, N.W., west along W Street, N.W., to 16th Street, N.W., west along Florida Avenue, N.W. to Champlain Street, N.W., north along Champlain Street, N.W., to Columbia Road, N.W., northeast along Columbia Road, N.W., to Mt. Pleasant Street, N.W., northwest along Mt. Pleasant Street, N.W., to Park Road, N.W., west along Park Road, N.W., to Mt. Pleasant Street, N.W., north on Mt. Pleasant Street, N.W., to Piney Branch Park, east through Piney Branch Park to Spring Road, N.W., and east along Spring Road, N.W., to Sherman Avenue, N.W. *This target area includes a portion of Georgia Avenue bounded by Rock Creek Church Rd, NW to the north and Gresham Pl. NW to the south.*

Target Area #6 – Brightwood and Upper Georgia Avenue. The Brightwood and Upper Georgia Avenue target area is defined as starting at the corner of Kennedy Street, N.W., and 16th Street, N.W., north along 16th Street, N.W., to Alaska Avenue, N.W., northeast along Alaska Avenue, N.W., to Fern Street, N.W., east along Fern Street, N.W., to Fern Place, N.W., east along Fern Place, N.W., to Blair Road, N.W., southeast along Blair Road, N.W., to 5th Street, N.W., south along 5th Street, N.W., to Kennedy Street, N.W., and west along Kennedy Street, N.W., to 16th Street, N.W.

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Target Area #7 – Bloomingdale and Eckington. The Bloomingdale and Eckington target area is defined as starting at New York Avenue, N.W., northwest along Florida Avenue, to 4th Street, N.W., north along 4th Street, N.W., to 5th Street, N.W., east along Michigan Avenue, N.W., to Franklin Street, N.E., east along Franklin Street, N.E., to 4th Street, N.E., south on 4th Street, N.E., to the CSX rail yard, south along the rail yard to New York Avenue, N.E., southwest along New York Avenue, N.E., to Florida Avenue.

Target Area #8 – Brookland and Edgewood. The Brookland and Edgewood target area is defined as starting at 4th Street, N.E., and Rhode Island Avenue, N.E., north along 4th Street, N.E., to Michigan Avenue, N.E., northeast along Michigan Avenue to South Dakota Avenue, N.E., southeast along South Dakota Avenue, N.E., to Rhode Island Avenue, N.E., and southwest along Rhode Island Avenue, N.E., to 4th Street, N.E.

Target Area #9 – Anacostia. The Anacostia target area is defined as starting at the Anacostia waterfront and Good Hope Road, S.E., southeast along Good Hope Road, S.E., to Naylor Road, S.E., southeast on Naylor Road, S.E., to Alabama Avenue, S.E., southwest on Alabama Avenue, S.E., to the Suitland Parkway, northwest along the Suitland Park to 18th Street, S.E., north on 18th Street, S.E., to Erie Street, S.E., west on Erie Street, S.E., to Morris Road, S.E., and northwest on Morris Road, S.E., to the Anacostia waterfront.

Target Area #10 – H Street, N.E. The H Street, N.E., target area is defined as the area within 2 blocks north or south of H Street, N.E., Benning Road, N.E., and Maryland Avenue, N.E., between North Capitol Street and 17th Street, N.E.

Target Area #11 – Congress Heights. The Congress Heights target area is defined as the area bounded by a line starting at Mississippi Avenue, S.E., and 13th Street, S.E., and running north along 13th Street, S.E., to Alabama Avenue, S.E., then west along Alabama Avenue, S.E., to the southwestern boundary of the St. Elizabeths campus, then northwest along the southwest boundary of the St. Elizabeths campus, then on a line parallel to Lebaum Street, S.E., to Interstate 295, then southwest along Interstate 295 to a line parallel to 4th Street, S.E., then along a line parallel to 4th Street, S.E. to 4th Street, S.E., then along 4th Street, S.E., to Mississippi Avenue, S.E., then along Mississippi Avenue, S.E., to the starting point.

Target Area #12 – Bellevue. The Bellevue target area is defined as the area bounded by Galveston Street, S.W., on the south, First Street, S.E., on the east, Halley Street, S.E., on the north, and Interstate 295 on the west.

PDG RFA Recipients

Nonprofit Finance Fund Liz Nicholson 1801 K Street, NW Suite M-100 Washington, DC 20006 (202) 778-1192 Liz.nicholson@nsf.usa.org	Washington Area Community Investment Fund, Inc. Donna Grigsby Executive Director 3624 12 th Street, NE Washington, DC 20017 tflanagan@wacif.org – Tim Flanagan
Unitarian Universalist Affordable Housing Corp. Janet McGuire, Office Manager 8730 Georgia Avenue, Suite 306 Silver Spring, Maryland 20910 mcquire@uuhac.org	Self-Help Catherine Godschlak 910 17th Street NW, Suite 500 Washington, DC 20006 Catherine.godschalk@self-help.org
The Reinvestment Fund Lori Glass, Director of Washington DC & Govt. Relations 1025 Connecticut Avenue, NW, Suite 901 Washington, DC 20036 Lori.glass@trfund.com	Partners for the Common Good Jeannine Jacokes, Executive Director 1801 K Street NW, Suite M-100 Washington, DC 20006 (202) 689-8935 jacokesj@pcgloanfund.org
Enterprise Community Partners David Bowers Local Office Director 10 G Street, NE, Ste. 450 Washington, DC 20002 dbowers@enterprisecommunity.org	Creative Capital, LLC Lawrence Cager, Jr. Principal 1135 N. Gilmor Street, Suite 305 Baltimore, MD 21217 lcager@creativecapitalllc.net
Washington Area Women's Foundation 1411 K Street, NW, Ste. 800 Washington, DC 20005 (202) 347-7737 Anne Mosle, President amosle@wawf.org	Community Foundation for the National Capital Region 1201 15 th Street, NW Ste. 420 (202) 263-4777 Kenny Emson, CFO kemson@cfncr.org
National Credit Union Foundation, Inc. 601 Pennsylvania Ave., NW, Ste. 600 Washington, DC 20004-2601 (202) 508-6769 Steve Delfin, Exec. Director sdelphin@ncuf.coop	Local Initiative Support Coalition (LISC) Oramenta Newsome, Director 1825 K Street, NW, Suite 1100 Washington, DC 20006 onewsome@lisc.org
FINCA USA, Inc. 1101 14 th Street, NW Suite 1100 Washington, DC 20005 202-682-1510 Diane Jones, Public Relations	H Street Finance Corporation 501 H Street, NE Washington, DC 20002 202-544-8353 William Barrow III, Executive Director w.barrow@hstreetfc.org

Community Development Transportation Lending Services Patrick Kellogg 1341 G Street, NW 10 th Floor Washington, DC 20005-3116 202-661-0212 kellogg@ctaa.org	National Housing Trust Community Development Fund 1101 30 th Street, NW Washington, DC 20007 202-333-8931 Michael Bodaken, President mbodaken@nhtinc.org
National Fund of Enterprise Development 777 North Capitol Street, NE Suite 800 Washington, DC 20002-4291 202-408-9788 Ann Li ali@cfed.org	Metropolitan Community Credit Union 327 North Market Street, PO Box 2661 Washington, DC 27889-4933 202-946-1128